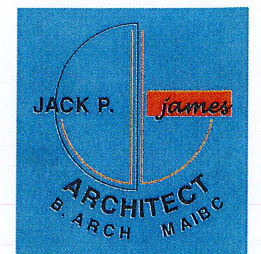


Average Grade Calculations:  
Existing Average Grade:  
 $11.92+12.20+13.10+13.00=50.22/4=12.56m$   
Finished Average Grade:  
 $11.91+11.91+12.01+12.01=47.84/4=11.96m$   
TOP OF ROOF = 21.43m

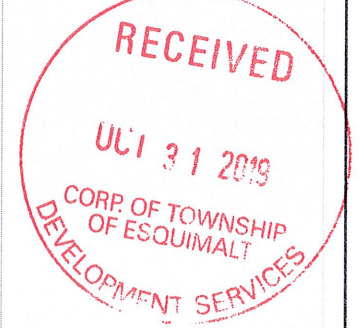
1 Siteplan  
01 Scale: 1:100

SITE DATA	PROPOSED
LOT AREA	668.4 sq.m.
LOT COVERAGE	36.56 %
BUILDING HEIGHT	8.87 m
SETBACKS	
- FRONT (Southeast)	3.13 m
- REAR (Northwest)	13.30 m
- SIDE (Southwest)	3.64 m
- SIDE (Northeast)	2.46 m
NUMBER OF DWELLINGS	6
UNIT NUMBER	
# 101	70.65 sq.m.
# 102	70.65 sq.m.
# 201	97.22 sq.m.
# 202	97.22 sq.m.
# 301	118.16 sq.m.
# 302	118.16 sq.m.
BIKE ROOM	17.56 sq.m.
ELECTRICAL/MECHANICAL	3.76 sq.m.
TOTAL AREA	593.38 sq.m.
GROSS FLOOR AREA	434.52 sq.m.
FLOOR AREA RATIO	0.65 : 1.00
ROOF ACCESS STRUCTURE TOTAL ROOF AREA	6.76 %

ROOF STAIRWAY ENTRANCES FOR ROOF TOP PATIOS ARE 6.76% OF THE TOTAL ROOF AREA AND ARE LESS THAN 4.0m ABOVE THE HIGHEST POINT OF THE ROOF AND ARE EXCEPTIONS FOR HEIGHT CALCULATIONS.



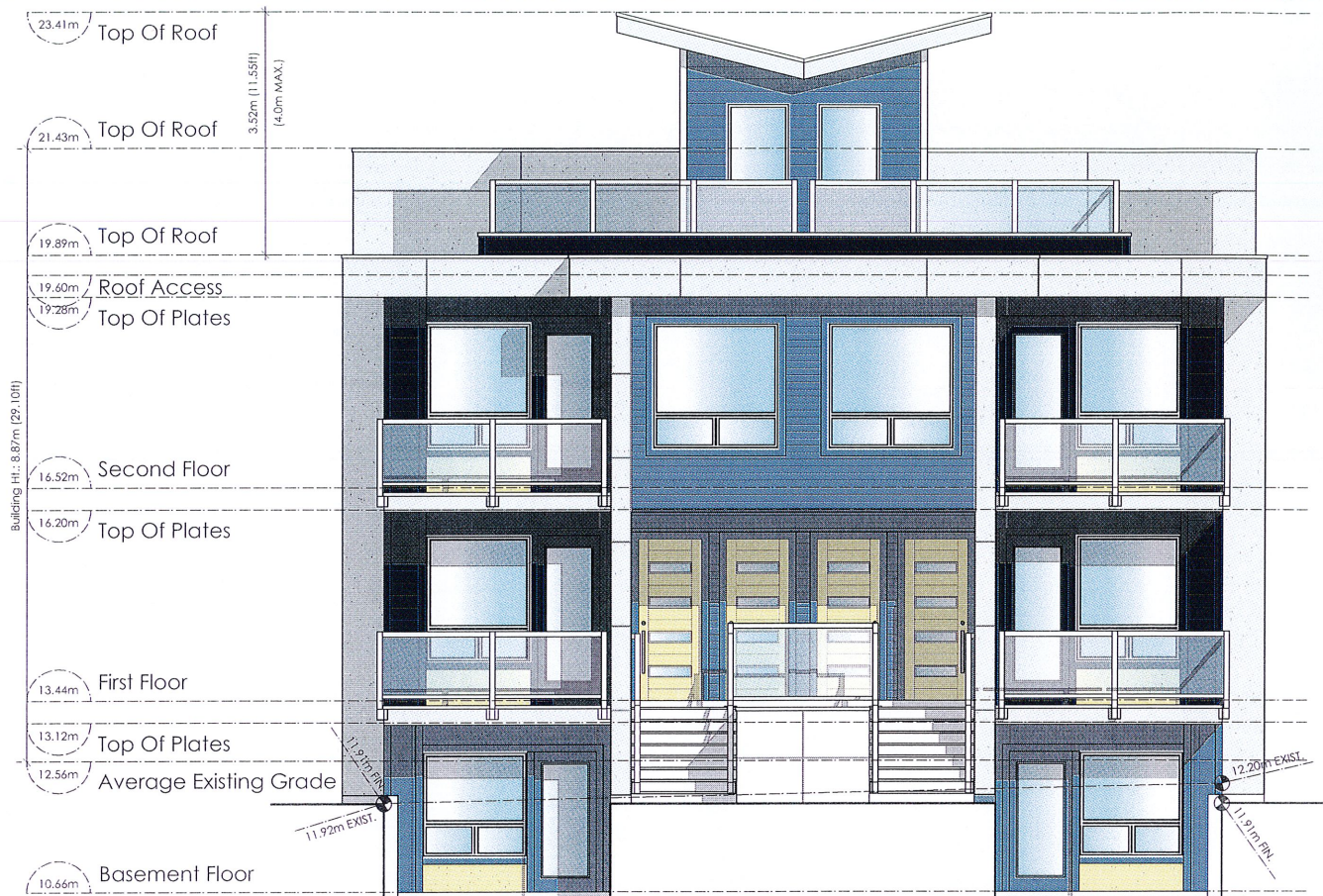
3465 Fulton Road  
Victoria, B.C.  
V9C 3N2  
P. 250.216.6400  
  
vd|victoria  
9|design group  
  
#103 - 891 ATREE AVENUE  
VICTORIA, B.C.  
V9B 0A6  
P. 250.382.7374  
F. 250.382.7364



Date  
Aug 26, 2019  
  
Project Address  
876 Dunsmuir Road  
Esquimalt, B.C.  
Prepared for  
Jim Penner  
  
Project #  
8081  
  
Scale  
1/4" = 1'-0"  
  
Drawn By  
JTE

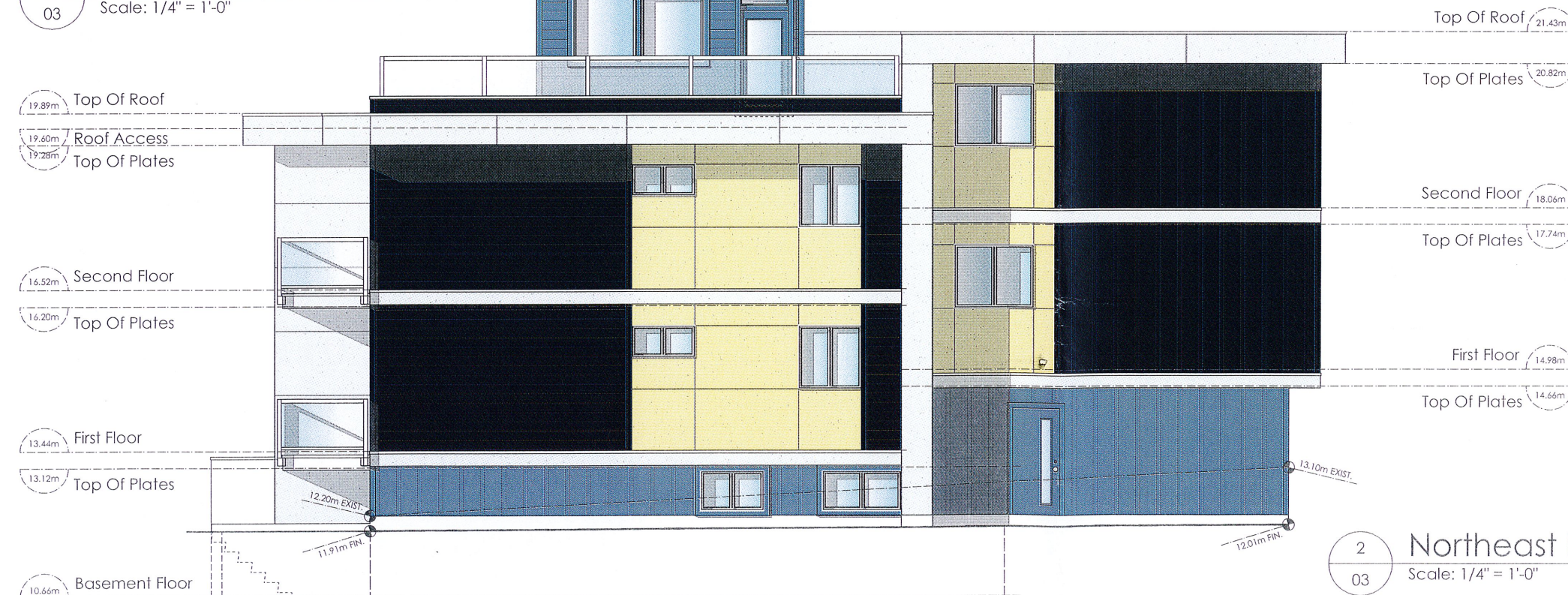
# Rezoning Presentation



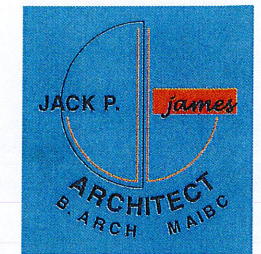


FINISHES & COLORS	
	GUARD RAILS & ALUMINUM SOFFITS; GENTEK WHITE or SIMILAR
	CONC. PANEL SIDING; DOVE WHITE OC-17 or SIMILAR
	FASCIA TRIM; DOVE WHITE OC-17 or SIMILAR
	CONC. PANEL SIDING; SUNDANCE 2022-50 or SIMILAR
	ENTRY DOOR; SUNDANCE 2022-50 or SIMILAR
	CONC. PANEL SIDING; SWEATSHIRT GRAY 2126-40 or SIMILAR
	CONC. FIBRE LAP SIDING; SWEATSHIRT GRAY 2126-40 or SIMILAR
	HORIZONTAL WOOD SIDING; SWEATSHIRT GRAY 2126-40 or SIMILAR
	BOARD & BATTEN SIDING; SWEATSHIRT GRAY 2126-40 or SIMILAR
	CONC. PANEL SIDING; RACCOON FUR 2126-20 or SIMILAR
	CONC. FIBRE LAP SIDING; RACCOON FUR 2126-20 or SIMILAR
	BOARD & BATTEN SIDING; RACCOON FUR 2126-20 or SIMILAR
	WINDOWS; BLACK

1  
03 Southeast Elevation  
Scale: 1/4" = 1'-0"



2  
03 Northeast Elevation  
Scale: 1/4" = 1'-0"



3465 Fulton Road  
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design group

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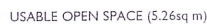
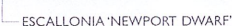
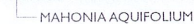
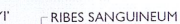
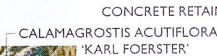
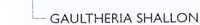
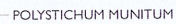
Scale  
1/4" = 1'-0"

Drawn By  
JTE

**Rezoning Presentation**



## LAVANDULA ANGUSTIFOLIA 'HIDCOTE'



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